

2. In the event the Buyer is more than twenty (20) days late in making any agreed upon payment, the Trustee may terminate this agreement, retain all of the payments received from the Buyer and sell the property to a third party.
3. There shall be no pre-payment penalty if the Buyer desires to pay the balance owed before the end of the repayment period.
4. The Trustee shall execute any documentation necessary to transfer title to Buyer after full payment is received, if necessary.
5. Any lump sum or additional payments by Buyer shall apply respectively to the monthly installments.
6. At Buyer's expense, he shall provide proof of insurance upon the expiration of his current policy held with Allstate.

APPRAISAL VALUE: \$4,715.00

BUYER: Pamela Gail Nix

BUYER IS THE DEBTOR

PLACE AND TIME OF SALE: This sale shall take place within ten (10) days following the entry of the Order Approving the Sale by the U.S. Bankruptcy Court.

SALES AGENT/AUCTIONEER/BROKER: None.

COMPENSATION TO SALES AGENT/AUCTIONEER/BROKER, ETC.: None

ESTIMATED TRUSTEE'S COMPENSATION ON SALE: Approximately \$880.00, however Trustee's compensation will not exceed the limits set forth in 11 U.S.C. §326(a).

LIENS/MORTGAGES/SECURITY INTERESTS ENCUMBERING PROPERTY: None

All tax liens as defined in 11 U.S.C. §724(b) of the United States Bankruptcy Code, including real and personal property taxes, if allowed, which may be due now or after the closing on the sale will be treated as secured tax claims pursuant to 11 U.S.C. §724(b) and will be subordinate to all administrative claims. The property subject to this sale will be sold free and clear of said tax liens with the liens to attach to the sale proceeds.

EXPENSES OF SALE: None.

DEBTOR'S EXEMPTION: \$1,200.00. In this situation, the property is being sold back to the debtor. Therefore, the debtor is utilizing the claimed exemption of \$1,200.00 towards the purchase price of the equity by waiving his right to receive any exemption in the proceeds.

PROCEEDS ESTIMATED TO BE RETAINED BY ESTATE: \$3,520.00

Applicant is informed and believes that it would be in the best interest of the estate to sell said property by Private Sale. Applicant also believes that the funds to be recovered for the estate from the sale of said property justify its sale and the filing of this Application.

Any party objecting to the trustee's sale must do so in writing, and in accordance with SC LBR 9014-1. All objections should be filed with the Clerk of Court, United States Bankruptcy Court, 1100 Laurel Street, Post Office Box 1448, Columbia, South Carolina 29202, with a copy served on the Trustee, trustee or debtor in possession, as applicable, at the address shown below. A copy of the objection should also be served on the United States Trustee, Strom Thurmond Federal Building, 1835 Assembly Street, Suite 953, Columbia, South Carolina 29201. **All objections must be filed and served within twenty (20) days from the date of this notice in accordance with the terms recited herein.** If an objection is filed and served, a hearing will be held on the objection at the date and time noted on the Notice of Application and Opportunity for Hearing.

The Court may consider additional offers at the hearing held on an objection to the sale. The Court may order at this hearing that the property be sold to another party on equivalent or more favorable terms.

The trustee or debtor in possession, as applicable, may seek sanctions or other similar relief against any party filing a spurious objection to this notice.

Applicant requests that F.R.B.P. 6004(g) not be applicable in this matter and that Trustee be able to immediately enforce and implement any Order Authorizing Sale of Assets Free and Clear of Liens associated with this Notice.

WHEREFORE, Applicant requests the Court to issue an Order Authorizing Sale of Assets Free and Clear of Liens, waiving F.R.B.P. 6004(g) as relates to the Order Authorizing Sale of Assets free and clear of liens as associated with this Notice thereby allowing Applicant/Trustee the right to immediately enforce and implement the Order Authorizing Sale of Assets Free and Clear of Liens and for such other and further relief as may be proper.



Ralph C. McCullough, II, Trustee
Post Office Box 1799
Columbia, South Carolina 29202
(803) 765-2935
District Court I.D. No.: 2786

Columbia, South Carolina

, 2003.

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